



CITY OF LONG BEACH
**PROJECT
DEVELOPMENT**
BUREAU

Reuse of 2005 BRAC
Federal Surplus Property

Located at

Schroeder Hall Army Reserve Center
3800 E. Willow Street, Long Beach CA



July 2006



CITY OF LONG BEACH
**PROJECT
DEVELOPMENT**
BUREAU

Contents

- I. Schroeder Hall Webpage
- II. Preliminary Timeline
- III. Notice of Availability of Surplus Property – Schroeder Hall
- IV. Vicinity Map for Schroeder Hall
- V. Plot Map for Schroeder Hall
- VI. Floor Plans for Schroeder Hall
- VII. Zoning Map for Schroeder Hall
- VIII. Flow Chart of BRAC Planning Process
- IX. Overview of BRAC Planning Process & FAQs
- X. Photo Gallery for Schroeder Hall

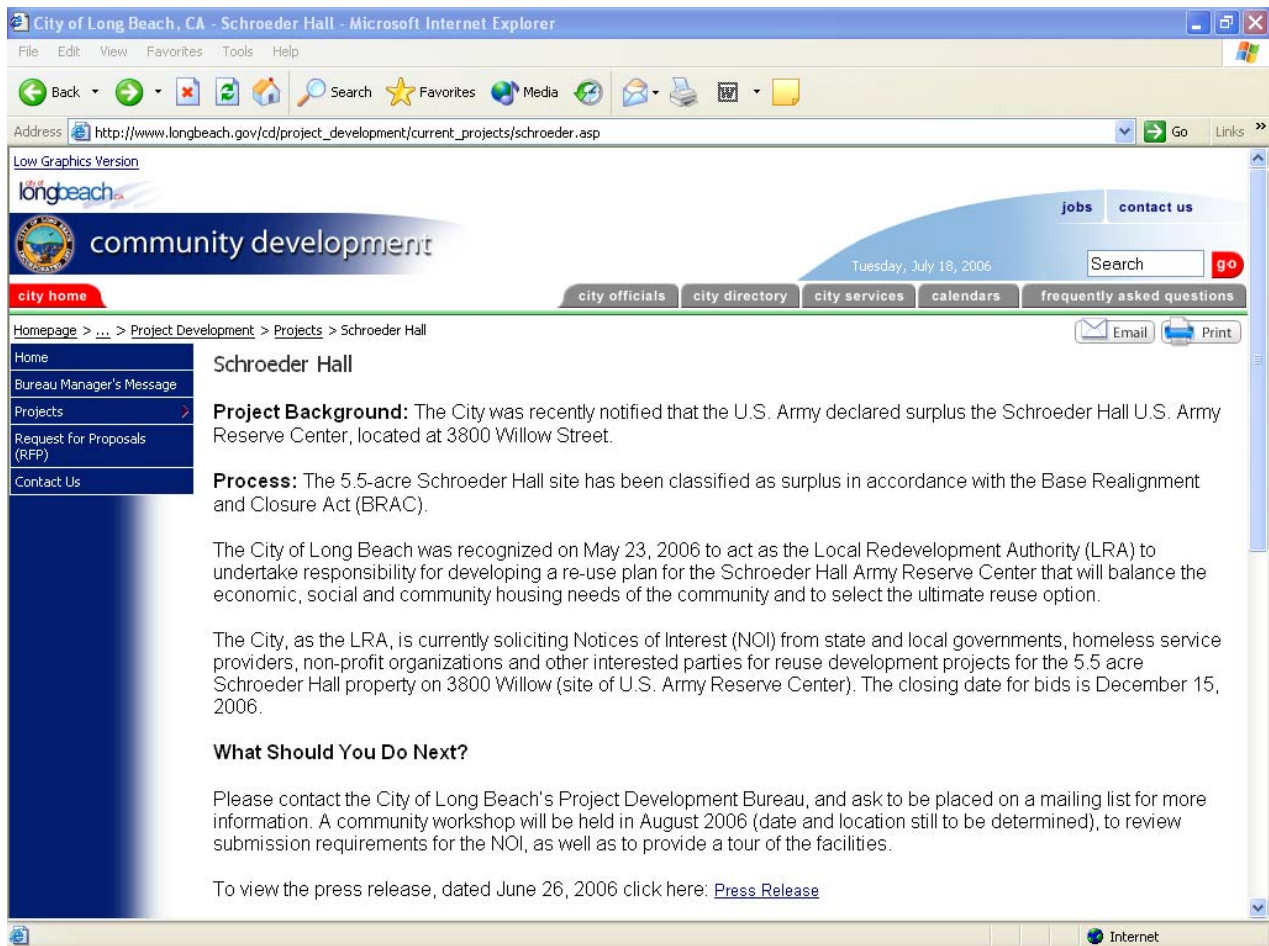
I.

Schroeder Hall Webpage

For more information, please visit:

http://www.longbeach.gov/cd/project_development/current_projects/schroeder.asp

The Schroeder Hall Webpage is your source for up-to-date information on the reuse planning efforts for the Schroeder Hall Army Reserve Center located at 3800 E. Willow Avenue.



II.

Preliminary Timeline

Schroeder Hall Army Reserve Center Base Realignment and Closure Process

Preliminary Timeline

Nov 9, 2005	2005 BRAC Commission list, including Schroeder Hall, becomes law. Announcement of base closure in the Federal Register follows within 180 days.
May 8, 2006	City of Long Beach requests to be designated as the Local Redevelopment Authority for the Schroeder Hall Army Reserve Center.
May 23, 2006	Resolution No. Res-06-0026 expressing the commitment to serve as the LRA for Schroeder Hall closure approved by the City Council.
May 23, 2006	Department of Defense formally recognizes the City of Long Beach as the LRA for the Schroeder Hall site.
May 31, 2006	Department of Defense publishes notice of the City's LRA designation in the Federal Register. City has 30 days from this date to place an ad soliciting Notices of Interest (NOIs).
June 26, 2006	Advertisement published in the Press-Telegram soliciting NOIs from state and local governments, homeless service providers, and other interested parties. Due date of December 15, 2006.
July - Aug 2006	LRA assembles a Base Reuse Committee to advise the Mayor and City Council. Composed of representatives of a variety of interests.
Aug 16, 2006	Community workshop that will include a summary of the base redevelopment planning process; an overview of the installation; information on any land use constraints known at the time; and information on the NOI process. Attendance at this workshop is not required to submit an NOI, but is highly encouraged. Interested parties must register by August 14.
Dec 15, 2006	Due date for NOIs to be submitted to the City of Long Beach.
Dec 2006 - Sep 2007	LRA has up to 270 days to prepare a reuse plan and homeless assistance submission.
Sep – Nov 2007	HUD Review of Reuse Plan. Approval or adverse determination to follow.

III.

Notice of Availability of Surplus Property - Schroeder Hall

Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers

Location of Property: Schroeder Hall, U.S. Army Reserve Center, 3800 Willow Street, Long Beach, CA 90822-1002.

Background: As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Long Beach (acting as the Local Redevelopment Authority – LRA) is seeking notices of interest for surplus property at the U.S. Army Reserve Center Schroeder Hall, located at 3800 Willow Street, Long Beach. A listing of surplus property at Schroeder Hall was published by the Department of Defense, Office of Economic Adjustment, in the *Federal Register* on May 31, 2006 (Vol. 71, No. 104). The 5.5 acre site is zoned R-2-N, a residential designation, which allows for single-family detached homes, single family attached homes, and residential duplexes.

State and local governments, homeless service providers and other interested parties may submit a Notice of Interest (NOI) no later than **3:00 p.m., on Friday, December 15, 2006.**

Homeless Service Providers: NOIs for homeless assistance may be submitted by any State and local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in the City of Long Beach.

NOIs from homeless service providers **must** include:

- (i) A description of the homeless assistance program that the homeless service provider proposes to carry out at Schroeder Hall;
- (ii) A detailed description of the need for the program with supporting documentation;
- (iii) A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the vicinity of Schroeder Hall;
- (iv) Information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Schroeder Hall that are necessary in order to carry out the program;
- (v) A description of the financial plan including anticipated funding sources, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program;
- (vi) An assessment of the time required to commence carrying out the program;
- (vii) Demonstrated managerial and financial expertise with managing similar programs as the one proposed for Schroeder Hall;
- (viii) A description of any contingencies (including funding) that may exist which would preclude commencement of the program in a timely manner.
- (ix) A description of the benefit to the community from such proposed use, including supporting documentation. Such documentation may include the number of jobs the use would generate or the population to be served by the new use.
- (x) A description of how the program would affect the surrounding land uses and how, if the impacts are determined to be negative, the provider would mitigate these impacts.

Public Benefit Conveyances: Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Potential qualifying uses for a public benefit conveyance include: parks and recreation uses, educational uses, health care, prisons or law enforcement facilities, or self-help housing.

Parks and Recreation

Wendy Ormont
National Center for Recreation
And Conservation
Federal Lands to Parks Program
U.S. Dept. of the Interior
National Park Service
1849 C Street, NW
Washington, DC 20240
Tel: 202-354-6915
E-Mail: wendy_ormont@nps.gov

Education:

Peter Wieczorek, Director
Federal Real Property Group
U.S. Dept. of Education
33 Arch Street, Suite 1140
Boston, MA
Tel: 617-289-0172
E-mail: peter.wieczorek@ed.gov

Public Health:

John Hicks, Chief
Space Management Branch
Division of Property Mgmt/PSC
Dept. of Health & Human Services
Parklawn Building, Room 5B-41
5600 Fishers Lane
Rockville, MD 20857
Tel: 301-443-2265
E-Mail: rpb@psc.gov

Corrections and Law Enforcement

Janet Quist, Special Projects Mgr
Bureau of Justice Assistance
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW, Room 4413
Washington D.C. 20531
Tel: 202-353-2392
E-Mail: janet.quist@usdoj.gov

Self Help Housing

Janet Golrick, Asst. Deputy
Office of Multi-Family Housing
Dept. of Housing & Urban Development
451 7th Street, SW, Room 6110
Washington D.C. 20410
Tel: 202-708-2495
E-Mail: janet_m.golrick@hud.gov

Emergency Management

Bill (Cheri) A. Smith, Program Manager
Excess Federal Real Property
Facilities Mgmt/Services Division
Federal Emergency Management Agency
500 C Street, SW, Room 505
Washington D.C. 20472
Tel: 202-646-3383
E-Mail: bill.smith1@dhs.gov

Historic Monuments:

Contact the Military Department
(Disposal Agency)

Wildlife Conservation (only States may apply)

Contact the Military Department
(Disposal Agency)

NOIs for PBCs must include:

- (i) A description of the eligibility for the proposed transfer under a Public Benefit Conveyance;
- (ii) The proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use;
- (iii) A description of the benefit to the community from such proposed use including supporting documentation. Such documentation may include the number of jobs the use would generate, or the population to be served by the use;
- (iv) A description of the financial plan including anticipated funding sources, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program;
- (v) An assessment of the time required to commence carrying out the program;
- (vi) Demonstrated managerial and financial expertise with managing similar programs as the one proposed for Schroeder Hall;
- (vii) A description of any contingencies (including funding) that may exist which would preclude commencement of the program in a timely manner.
- (viii) A description of how the program would affect the surrounding land uses and how, if the impacts are determined to be negative, the user would mitigate these impacts.

Community Workshop: A community workshop will be held **August 16, 2006**, which will include a summary of the base redevelopment planning process, an overview of the installation, information on any land use constraints known at the time, and information on the NOI process. Those planning to attend the workshop must register by August 14, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

For general questions, workshop registration or to be added to a mailing list for additional information, including notification of the community workshop to be held in August 2006 , contact:

**Project Development Bureau
333 W. Ocean Boulevard, 3rd floor
Long Beach, CA 90802
(562) 570-6480**

http://www.longbeach.gov/cd/project_development/current_projects/schroeder.asp

IV.

Vicinity Map for Schroeder Hall



CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS - CHRISTINE F. ANDERSEN, DIRECTOR

Vicinity map for
USARC - Schroeder Hall
3800 E. Willow Street

V.

Plot Map for Schroeder Hall

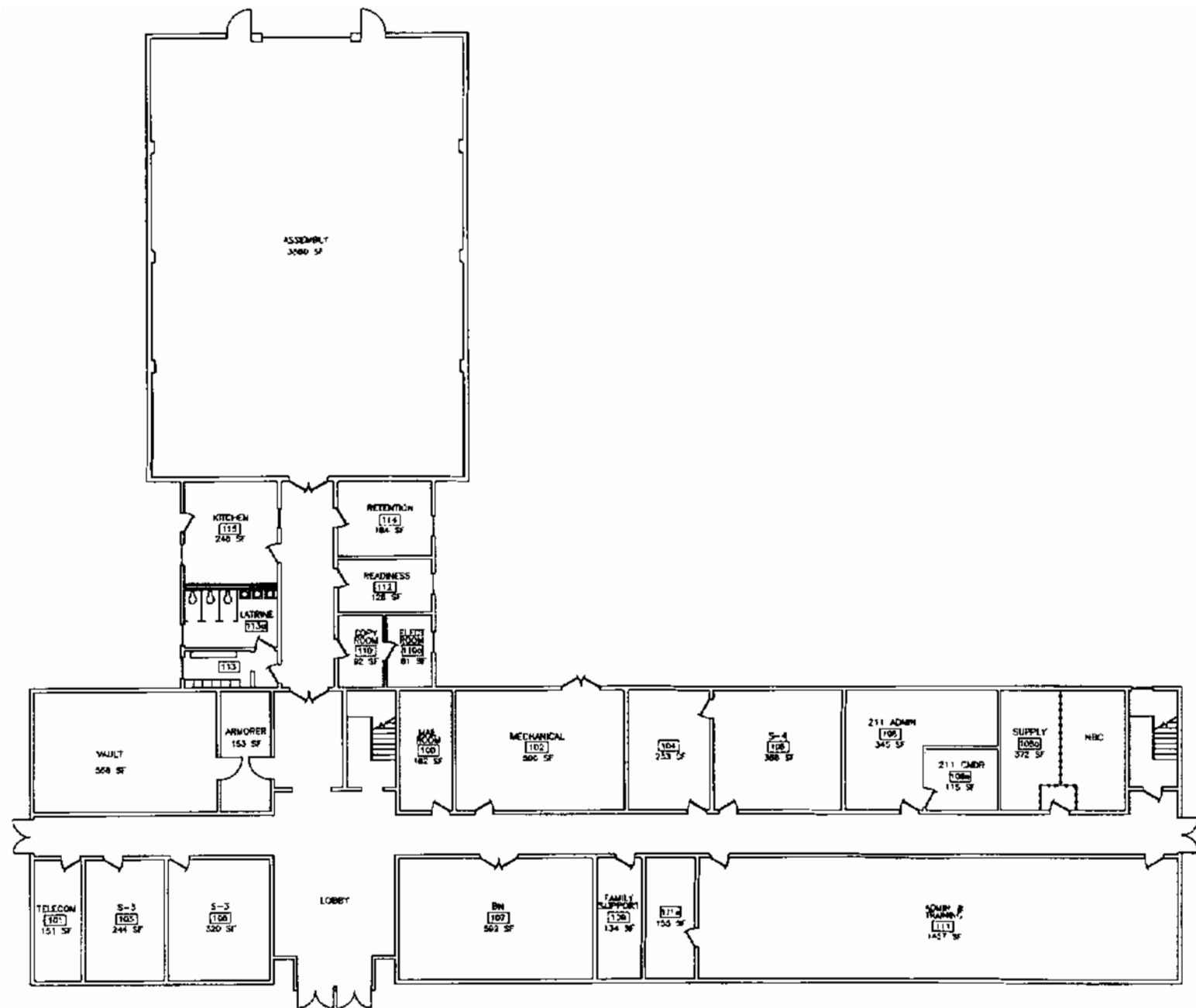


CITY OF LONG BEACH • CALIFORNIA
DEPARTMENT OF PUBLIC WORKS - CHRISTINE F. ANDERSEN, DIRECTOR

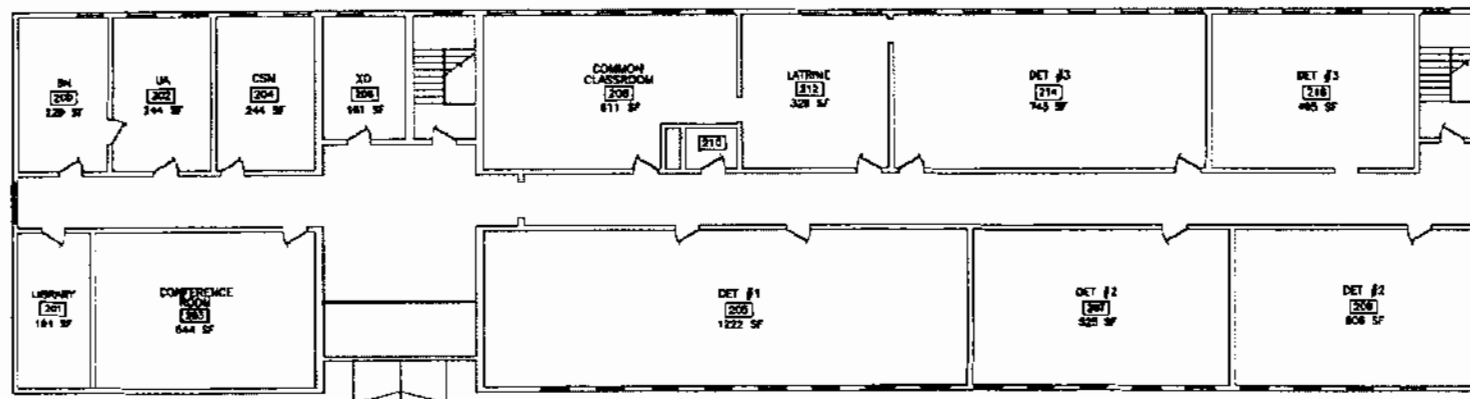
Photo Plot Map for
USARC - Schroeder Hall
3800 E. Willow Street

VI.

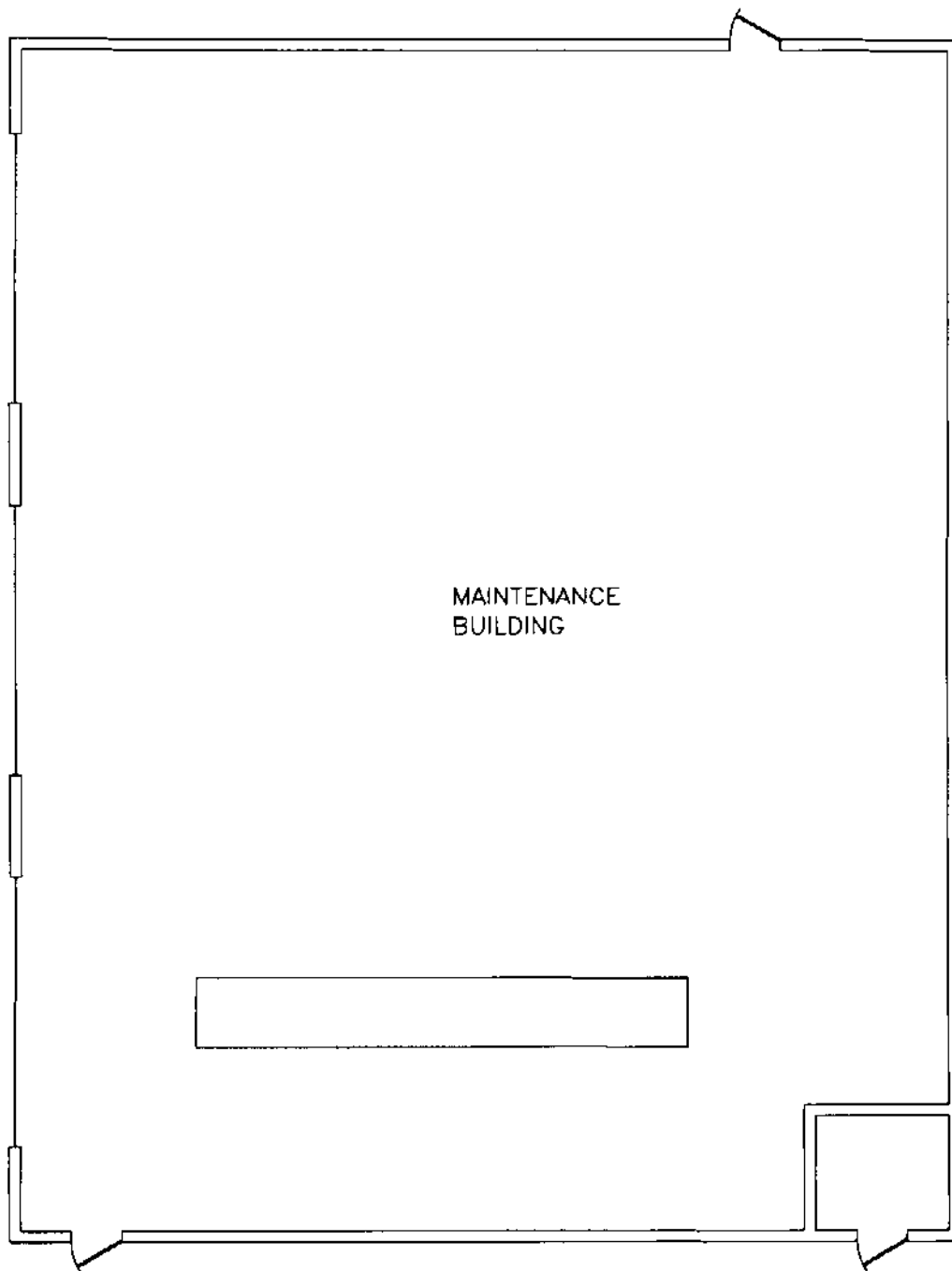
Floor Plans for Schroeder Hall



FIRST FLOOR PLAN
SCHROEDER HALL USARC
LONG BEACH, CA



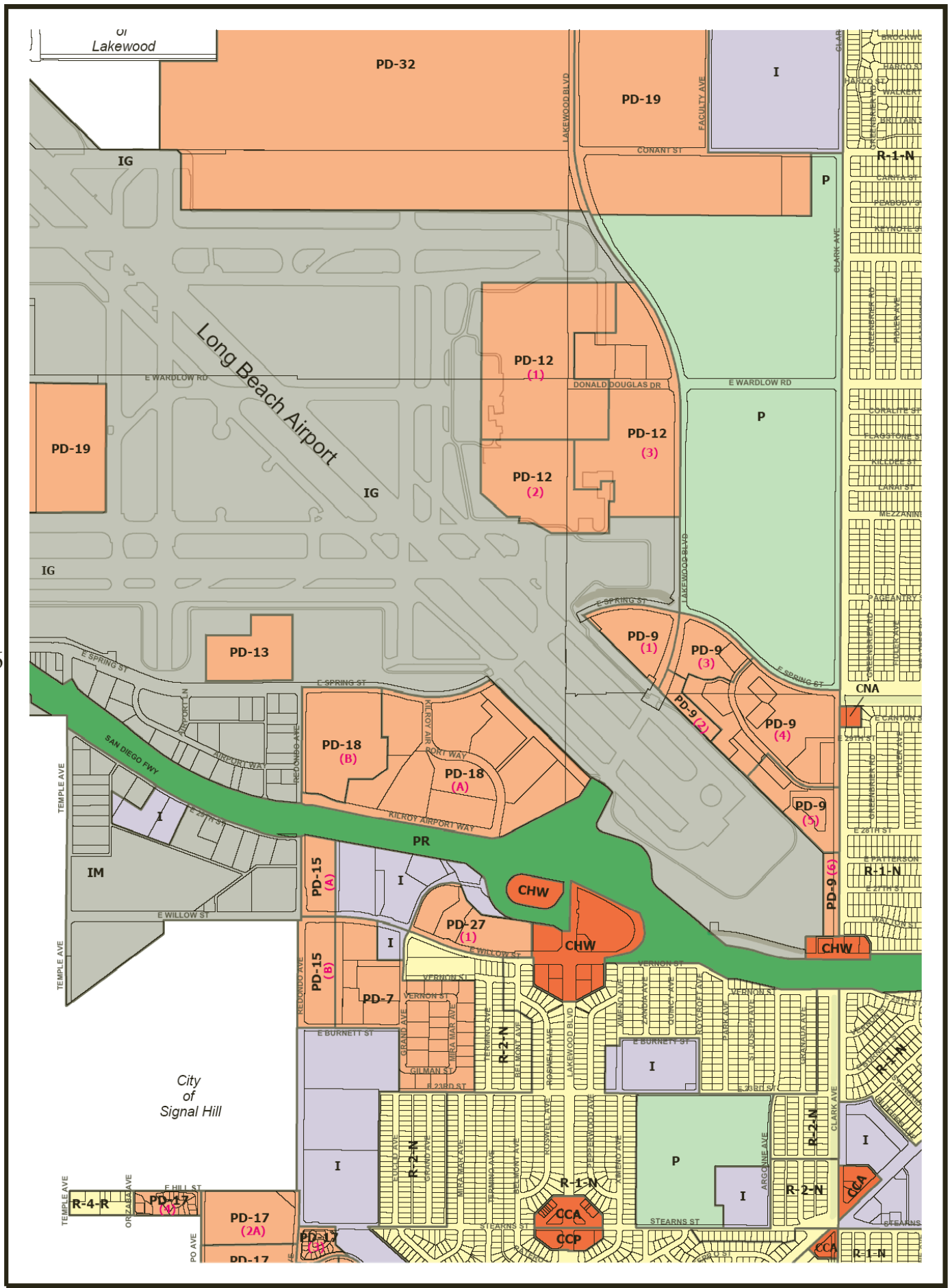
SECOND FLOOR PLAN
 SCHROEDER HALL USARC
 LONG BEACH, CA



MAINTENANCE SHOP
SCHROEDER HALL USARC
LONG BEACH, CA

VII.

Zoning Map for Schroeder Hall



VIII.

Flow Chart of BRAC Planning Process

Roles of Key Players in the Planning Process:

Local government—provides broad overview of the reuse effort, sponsors the LRA, or may serve as the LRA.

LRA—agent of local government; provides leadership to coalesce diverse interests and prepares a reuse consensus-based redevelopment plan.

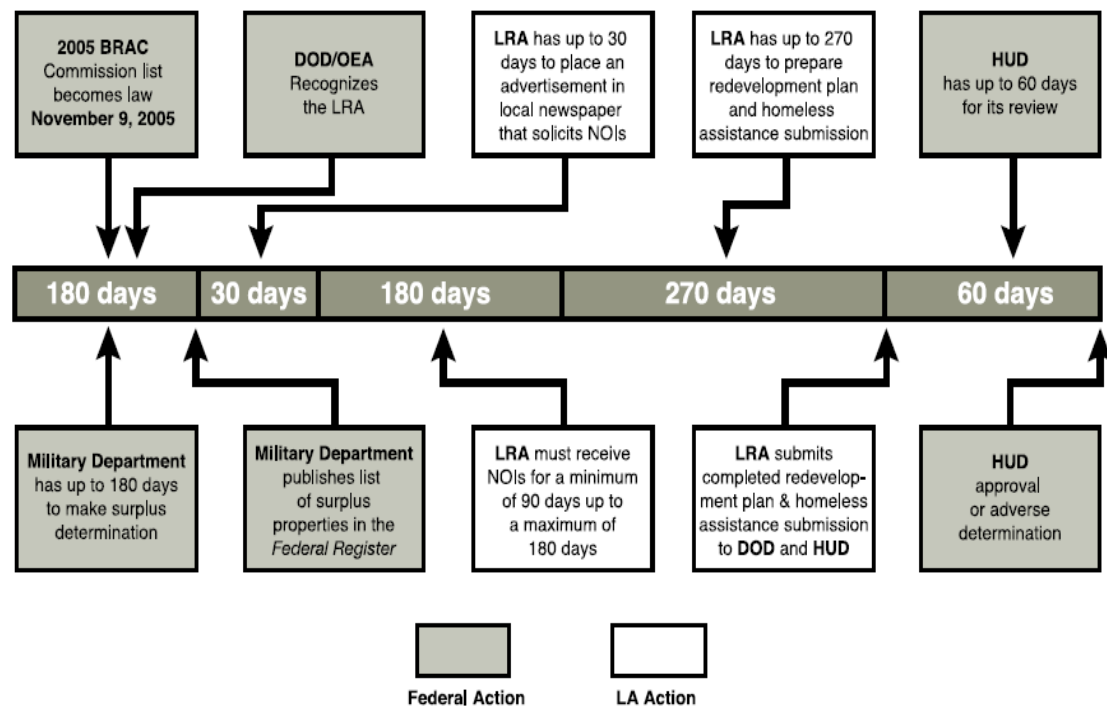
OEA—provides technical and financial resources to help communities organize and plan, coordinates Federal agency support, and helps guide communities through the BRAC process.

Military—provides information; manages base closure, cleanup, and disposal of property.

Private Sector—provides guidance and expertise.

State government—provides technical and financial resources and legislative authority.

Planning Process for BRAC 2005 Closing Installations



Source: HUD

IX.

Overview of BRAC Planning Process & FAQs

Overview of the Base Redevelopment Process

*Source Document: HUD Guidebook on Military Base Reuse and Homeless Assistance

This section discusses the objectives of the Redevelopment Act. Information on participants and the major steps involved in base redevelopment is explained, as is HUD's role in the BRAC process.

Objectives of the Redevelopment Act

The Redevelopment Act has three primary objectives:

1. To balance a community's expressed needs for economic redevelopment and other development with the expressed needs of the homeless individuals and families in the vicinity of the installation.
2. To ensure that base reuse planning is directed by local communities in the vicinity of the installation via empowerment of a locally controlled redevelopment planning authority.
3. To promote rapid reuse of closing or realigning military installations by establishing timelines or deadlines for each stage of the process.

Applicability

The Redevelopment Act applies to all installations approved for closure in 2005.

Collaborators in the Base Reuse Process

Representatives of the local community working with Federal and State officials, private sector representatives, and homeless assistance providers attempt to develop a balanced reuse plan that reflects local needs. The role played by each of these partners is described briefly in the following paragraphs:

Local Participants

Local Redevelopment Authority (LRA). The LRA is any authority or instrumentality established by State or local government and recognized by the Secretary of Defense through its Office of Economic Adjustment (OEA) as the entity responsible for developing the reuse plan or for directing implementation of the reuse plan. Established by the local community and recognized by OEA, LRAs must allow the community maximum public input during its deliberations. The community in the vicinity of an installation is defined as the political jurisdiction(s), other than the State, that comprise the LRA for the installation. If no LRA is formed at the local level and the State is serving in that capacity, then the community in the vicinity of the installation is deemed to be the political jurisdiction(s) in which the installation is located.

Public agencies and private nonprofit organizations. Public agencies and private nonprofit organizations are often eligible for one of several public benefit conveyance programs that make surplus properties available at up to a 100-percent discount of fair market value. Surplus military property may be conveyed to these public agencies and private nonprofits to provide vital public services such as education, health care, homeless services, parks and recreation, law enforcement, prisons, self-help housing and transportation.

Homeless assistance providers. These participants may include State or local government agencies or private nonprofit organizations that provide or propose to provide assistance to homeless persons and families. Representatives of the homeless seek buildings and properties that may provide supportive services, job and skills training, employment programs, shelter, transitional housing, permanent housing, food and clothing banks, treatment facilities, or any other activity that clearly meets an identified need of the homeless and fills a gap in the local Continuum of Care.

Private entities. Private entities may range from multinational corporations to small businesses that, in most cases, are critical to a community's economic recovery from base closure or realignment. Private companies are frequently interested in the reuse potential for surplus base buildings and property.

Federal Participants

Department of Defense. The Office of Economic Adjustment (OEA) is the DoD office responsible for recognizing the LRA. It also provides planning grant funds to those LRAs for which it determines base closure will cause direct and significant adverse consequences, or to those for which the Military Department is required, under the National Environmental Policy Act of 1967, to undertake an Environmental Impact Statement (EIS). An OEA Project Manager is assigned to each of these installations as a facilitator and catalyst to the community's planning process.

Other DoD participants are the U.S. Army Corps of Engineers, the Navy Facilities Engineering Command, and the Air Force Base Conversion Agency, which dispose of surplus property following consultations with the LRA and consideration of the approved reuse plan. In addition, Base Transition Coordinators (BTCs) and BRAC Environmental Coordinators (BECs) work as troubleshooters and ombudsmen to help the LRAs navigate the stages of closure and environmental restoration.

HUD Headquarters and Field Offices. In Headquarters, the Office of Community Planning and Development (CPD), Office of Special Needs Assistance Programs carries out HUD's BRAC process responsibilities. HUD Field Offices will provide technical assistance to LRAs and homeless assistance providers throughout the planning process. HUD Headquarters and Field CPD Office staff each review the reuse plan.

HUD's Role in the BRAC Process

HUD reviews the application that the LRA submits to HUD and DoD. An application consists of the redevelopment plan and the homeless assistance submission. HUD's review determines whether:

- The application is complete.
- The LRA has followed the process required by the Redevelopment Act and the regulations (24 CFR 586) when preparing the plan and homeless assistance submission.
- The plan takes into consideration the size and nature of the homeless population in the vicinity of the installation.
- The plan takes into consideration the availability of existing services to meet the needs of the homeless.
- The plan takes into consideration the suitability of the buildings and property on the installation for use and needs of the homeless.
- The plan takes into consideration the economic impact of proposed homeless assistance on communities in the vicinity of the installation, including whether the plan is feasible, and whether the selected NOIs are consistent with the Consolidated Plan or other housing, social service, community, or development plan.
- The legally binding agreements specify the manner in which property will be made available, include all documents necessary to complete the transaction, include all appropriate terms and conditions, address environmental contingencies, stipulate timely transfer, and are accompanied by legal opinion.
- The plan appropriately balances the needs for economic and other redevelopment with the needs of the homeless for the communities within the vicinity of the installation.
- The plan was developed in consultation with homeless service providers.

HUD is available to provide technical assistance to the LRA and may negotiate and consult with the LRA before or during its preparation of the reuse plan. Local HUD Field CPD Office staff can help link the LRA with homeless assistance providers, provide guidance on the process mandated by the Redevelopment Act, and facilitate linkage of the LRA and homeless assistance providers to sources of funding for reuse projects.

Major Steps of the Base Redevelopment Process

Step 1: Approval of BRAC Recommendations for Closures or Realignments

The base redevelopment process formally begins with the President's approval of the BRAC Commission recommendations. The President approved the 2005 BRAC Commission recommendations on September 8, 2005. Those approved recommendations were sent to the Congress on September 23, 2005 and became law on November 9, 2005.

Step 2: Federal Screening for Potential Federal Reuse

Once the 2005 BRAC Commission's list became law on November 9, 2005, Federal agencies and departments had first choice for use of the excess military installations. Federal interests were to have been formally applied for within 60 days of the closure approval date. The Military Department is to make all surplus determinations not later than May 9, 2006, which is 6 months following the closure approval date. The Federal screening process is officially complete once the Military Department publishes its list of surplus buildings and properties in the Federal Register.

Step 3: DOD's Recognition of the LRA

Concurrent with the Federal screening process, the community forms the LRA. DoD, through OEA, must officially recognize the LRA. OEA notifies the community of its recognition in writing and publishes the name, address, and point of contact for the LRA in the Federal Register and in a newspaper of general circulation in the community in the vicinity of the installation.

Step 4: LRA's Outreach Actions

Once the Military Department publishes the list of surplus buildings and properties, the LRA must advertise their availability in a newspaper of general circulation within the vicinity of the installation. The advertisement must include the time period during which it will receive notices of interest (NOIs) from homeless assistance providers and State and local governments.

Step 5: Completion of the Redevelopment Plan and the Homeless Assistance Submission

When the LRA completes its outreach process, it has up to 270 days to generate a redevelopment plan and a homeless assistance submission. The LRA must determine which NOIs, if any, to support with some combination of buildings, property, and/or funding. The LRA is required by the Redevelopment Act to negotiate with those homeless assistance providers who submit NOIs. These negotiations are brought to closure through the development of legally binding agreements), which may differ substantially from the initial NOI. These agreements are then submitted as part of the homeless assistance submission.

The LRA must periodically make drafts available to the public for review and comment as the LRA prepares the redevelopment plan and homeless assistance submission. Once the redevelopment plan and the homeless assistance submission are completed, the LRA must hold at least one public hearing to receive input on these documents. The LRA must comply with applicable local law or ordinances regarding the formality of public hearings and may revise the plan and homeless assistance submission in accordance with issues raised at the hearing.

As part of its application to HUD, the LRA must include a summary of public comments received during the process of developing the plan and homeless

assistance submission. Many LRAs choose to include copies of written comments received and transcripts of hearings to avoid charges that the LRA has misrepresented the public's comments. The LRA shall submit the final redevelopment plan and the homeless assistance submission to the local HUD Field Office; HUD Headquarters in Washington, D.C.; OEA, and the Military Department.

Step 6: HUD's Review

The Redevelopment Act mandates that HUD review the redevelopment plan and the homeless assistance submission within 60 days of HUD's receipt of a complete application. The required elements of a complete application are listed on the HUD Completeness Review Checklist in Section 5 (HUD's Review). To expedite review of your application, send your application with the Completeness Review Checklist you have filled out on top, serving as an index to your application. HUD may negotiate and consult with the LRA at any time during its review and will notify the LRA of its determination or, where applicable, of any further steps the LRA should take.

Step 7: Military's Disposal of Buildings and Property

The Military Department must complete an environmental review of the installation in compliance with Federal environmental laws. Transfer of properties to the intended recipient will occur only after this review process is completed.

For on-base buildings and properties committed to homeless assistance providers, the transfer will be made in compliance with the approved application, either to the LRA or directly to the homeless assistance providers.

Workshop

Early in the outreach process and in coordination with HUD and the Military Department, the LRA shall conduct at least one workshop on the installation. The goals of these workshops are to:

- Inform homeless and public interest groups about the closure/realignment and property disposal process.
- Allow groups to tour the buildings and properties available.
- Explain the LRA's process and the schedule for receiving NOIs.
- Discuss any known land-use constraints affecting the available property and buildings.

Direct Outreach

LRAs shall meet with homeless assistance providers expressing interest in properties on or off the installation. The LRA must submit to HUD a list of providers that were consulted throughout the reuse planning process.

Outreach Area and Effort

The Redevelopment Act specifies that outreach to homeless assistance providers must extend to the community in the vicinity of the installation—defined as the jurisdictions that constitute the LRA. For example, if the LRA’s Executive Committee is composed of city and county representatives, the official area for outreach includes the geographic area of the city and county and the homeless assistance providers that serve persons residing within those two jurisdictions.

Public Benefit Transfers

Eligible units of State and local governments and certain nonprofit organizations may acquire surplus real property for public benefit uses at discounts of up to 100 percent. Public benefit conveyance categories include parks and recreation, historic monuments, airports, health, education, correctional facilities, highways, self-help housing and wildlife conservation. Under the public benefit programs, eligible entities must apply to a sponsoring Federal agency. For example, if a city wanted to obtain surplus Federal property for use as a college, it would make an application to the Department of Education.

Frequently Asked Questions:

Do all closing/realigning installations have LRAs?

No. LRAs are formed only if buildings and properties on the installation will be available for local use (declared surplus) as the result of a closure or realignment. Some base closures/realignments involve the relocation of personnel and may not affect the overall need for buildings and properties. On some occasions, other Federal agencies obtain the excess buildings and property during Federal screening.

Is HUD involved in all closing/realigning installations?

No. Under the Redevelopment Act, HUD has a statutory mandate to review the reuse plan for closing/realigning BRAC Commission installations that have a recognized LRA. Therefore, HUD has no formal role in base redevelopment if:

- The installation is not a BRAC Commission closure/realignment action.
- The installation contains no surplus property.

Does the Redevelopment Act cover all installations regardless of size?

The Redevelopment Act applies to all military installations regardless of their size, location, or complexity. HUD acknowledges that a community’s response to base redevelopment will vary according to the size, location, and complexity of the installation. HUD recognizes that LRA applications developed for major installations, which may encompass thousands of acres, will be more lengthy and complicated than 3-or 4-acre reserve facilities that contain few buildings. Each application, however, must address all the elements required by statute or regulations.

For example, an LRA located in a small rural community having a small homeless population will not be held to the same level of detail in its submission as will an LRA in a large metropolitan area with a large homeless population. Ultimately, LRAs must follow the process stipulated in the Redevelopment Act and submit applications that balance the expressed needs of the community for economic redevelopment, other development, and homeless assistance.

What organizations are eligible to obtain property for homeless assistance?

Governments and private nonprofits that serve the homeless or propose to serve the homeless are eligible to receive base property under a no cost homeless assistance transfer. Note that homeless assistance transfers are not available for general relief of the poor or for those who are temporarily dislocated due to disaster. Only those organizations that propose to serve homeless persons meeting the McKinney-Vento Act definition are eligible to receive a no cost transfer. HUD will review the LRA application and the NOIs that are proposed to receive property to determine that the organizations slated to receive property for homeless assistance purposes qualify.

Can organizations that have never served the homeless before get no-cost transfers for homeless assistance?

Yes, however, they must propose to serve homeless on the property and should be able to show their capacity to carry out the proposed project.

What is the McKinney-Vento Act definition of homeless?

The term “homeless” or “homeless individual or homeless person” includes:

1. An individual who lacks a fixed, regular, and adequate nighttime residence; and
2. An individual who has a primary nighttime residence that is—
 - a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - b. An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - c. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

It does not include any individual imprisoned or otherwise detained pursuant to an Act of the Congress or a State law. Neither does it include people living in overcrowded or substandard housing.

Who is eligible to obtain property under public benefit transfers?

There are a number of public benefit transfers available through different federal agencies. They include transfers for airports, schools, prisons, parks and recreation, public monuments, health care uses and self-help housing development.

What can an LRA do to speed up the HUD review process?

- Accept Technical Assistance.
- Submit a complete application.
- Don't just submit the bare bones.
- Use your application as an opportunity to "make your case" to HUD. Explain your reasons for accepting and rejecting each homeless NOI and make sure HUD knows what informed your decision-making. Explain why you think you met all the review criteria, in particular, why your plan is balanced.
- Describe the process used to make decisions on NOIs and explain why it is a fair and equitable process

X.

Photo Gallery for Schroeder Hall





